

Knoxville / Knox County MPC
Suite 403 City/County Bldg
400 Main Street
Knoxville, TN 37912



May 31, 2006

Item # 82

Re: Jackson Road rezoning request (6-T-06-RZ DRS Properties)

Sir or Madam,

The purpose of this letter is to explain the rezoning request, provide additional information about the property, and provide a rationale for the request.

Property Information

The property is located on Jackson Road near the intersection of Jackson and Amherst. If driving from Middlebrook Pike, turn right onto Jackson Road, go over the railroad tracks, and the property will be on the left approximately 350' past the tracks. The 3.2 acre property is currently zoned R-1. It is adjacent to R-1, I-2, and I-3 zonings with RP-1 1-4 DU/AC across the street.

Rezoning Request

This property has been presented to the MPC in the past for rezoning to Industrial. The request was for I-3. The staff recommendation was for I-1. The MPC approved I-2. The rezoning was later overturned on appeal by the City Council because it is adjacent to residential zonings.

We agree that the property is not appropriate for an Industrial zoning. It is not reasonable to approve industrial zonings as described in the zoning ordinance when adjacent to residential properties. By the same rationale, it is not reasonable to expect a residential use on this property, as it is already adjacent to industrial properties. The zoning ordinance provides a solution to this scenario with transitional zonings. We are requesting a C-6 zoning, which is considered a transitional zoning. Further, the zoning is designed to stop the spread of commercial uses into residential areas.

"To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and non-commercial areas."

-City of Knoxville Zoning Ordinance (C-6 zoning)

Community Protection

The community is also protected by the requirement under the C-6 zoning for the Planning Commission to review and approve any development to be placed on the property. Neighboring property owners have expressed concern about having "another ugly metal building" on their commute. That is not the intention of the developer. While the specific site plan and architecture are not yet known, any proposed development will have to be approved by the Planning Commission before a building permit may be issued.

Further, there are significant setbacks and landscaping requirements under the C-6 zoning. The portion of the property adjacent to residential properties must have a significant 60' structure setback from the property line. Landscape buffering is required under the C-6 zoning between the C-6 developments and neighboring residential properties. The proposed landscaping buffer must be approved by the Planning Commission prior to the issue of a building permit. There are also landscaping requirements for parking areas under the C-6 zoning.

Item #82

6-T-06-R2

Community Enhancement

This project provides an opportunity to enhance the community through development of the property. The neighboring residential owners have expressed concern about Jackson Road. Jackson Road is narrow and has roadside ditches on both sides of the street. This makes pedestrian travel difficult on Jackson Road. There are school bus stops on Jackson Road that exacerbate this problem. The developers are willing to place a sidewalk in the Jackson Road right-of-way along the entire 450-foot length of the property. This is a significant improvement to the current situation.

Removing a vacant lot with abandoned structures and industrial ground litter also enhances the community. The site had an abandoned home which was recently removed. There are still abandoned accessory buildings as well as auto and industrial 'junk'. By developing the property, the property will be cleaned up and these potential hazards and eyesores will be removed.

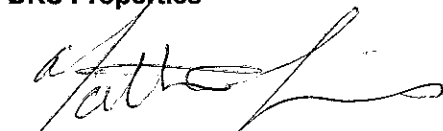
Any development of the property will require a stormwater detention facility with a water quality component. This will help reduce the potential for nuisance flooding on Jackson Road while improving the quality of stormwater from the site.

Proposed Uses

The most likely use of the property will be for office warehouse condos. A typical user of this type of development is a small contractor who needs several hundred square feet of office and some warehouse space for materials and equipment. These structures will not be metal buildings, rather we anticipate split-faced block with a heavy roof. These structures are habitable, climate controlled, professional-looking buildings. As previously mentioned, the Planning Commission will have to approve any proposed development to protect the neighboring community.

We appreciate the opportunity to invest in and enhance the City of Knoxville. If you have any questions prior to the meeting, please contact me anytime per the information below.

Sincerely,
DRS Properties



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